



City of Redmond Planning Commission October 13, 2004 Meeting Summary

Planning Commissioners in Attendance:

Kate Dunn, Charlie McCarthy, Korby Parnell, Sue Petitpas and Martin Snodgrass

Staff in Attendance:

Lori Peckol, Cathy Beam, Judd Black, Redmond Planning Department

Business Conducted:

Chair Martin Snodgrass called the meeting to order at 7:00 p.m.

The agenda was approved. There were no items from the audience. Commissioners Allen and Query were excused.

Chair Snodgrass opened the study session on updates to the Comprehensive Plan Natural Environment policies and the Critical Area Ordinance. Cathy Beam began with a general description of the proposed updates, which include: 1) policy updates to better parallel the Growth Management Act and the format of the rest of the Comprehensive Plan, 2) reorganization of the critical areas regulations for usability, and 3) integration of best available science. Ms. Beam then reviewed key areas in which the proposed policies or regulations differ from existing policies or regulations, including: 1) the stream classification system and stream buffer widths, 2) the wetlands classification system and wetland buffer widths, and 3) provisions for reasonable use exceptions. Areas that do not involve major change include the Comprehensive Plan policies, definitions, and the regulations for floodplains, geologic hazard areas, and aquifer recharge areas.

She distributed a proposed schedule and described a proposed approach for public notice.

In addition to asking questions about the proposed updates, the Planning Commission discussed schedule and process. As a result of the discussion, the Commission agreed to:

- Hold the next study session on October 27
- Hold two public hearings
- Review the proposed sections of the amendments in groups as proposed by staff
- Review the policies and regulations for each section together
- Identify any major issues for consideration in all sections of policies and regulations early in the process (at the October 27 and November 3 study sessions) so they can be commented on at the November 10 public hearing
- In general, use a process for identifying and resolving issues similar to the process used for other Comprehensive Plan updates, and
- Target completion of the Commission's recommendation to Council by the end of 2004.

Ms. Beam agreed to provide the proposed policies to the Commission by October 20, and to provide the proposed regulations and Technical Committee report by October 27. The Commission asked her to clearly identify to the Commission proposed changes in policies, regulations, or maps. The Commission also asked that notices for the public hearings include a bulleted summary list of proposed major changes.

Commission liaisons for the various sections of the update were established as follows:

- Korby Parnell: Geologically Hazardous Areas, Frequently Flooded Areas, and Critical Aquifer Recharge Areas
- Sue Petitpas: Wetlands
- Kate Dunn: Fish and Wildlife Habitat Conservation Areas

Commissioner Snodgrass asked the liaisons to participate in the weekly coordination meetings as feasible. The Commission also discussed the process for reconsidering issues, and agreed to allow re-opening of issues if at least two Commissioners support reconsideration and there is a clear reason to reconsider.

Ms. Peckol reviewed the proposed topics for the rest of 2004.

The Planning Commission meeting adjourned at 9:45 p.m.